001.0	0004	0017.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,001,400 / 1,001,400
					USE VALUE: 1,001,400 / 1,001,400
					ASSESSED: 1,001,400 / 1,001,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN LIMITED LLC
Owner 2:	
Owner 3:	
Street 1:	24 TERESA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC LAUGHLIN PHILIP -
Owner 2:	-
Street 1:	24 TERESA CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,722 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Vinyl Exterior and 2422 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5722.000	517,600	10,500	473,300	1,001,400
Total Card	0.131	517,600	10,500	473,300	1,001,400
Total Parcel	0.131	517,600	10,500	473,300	1,001,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.46 | /Parcel: 413.4

Legal Description

User Acct 1278

GIS Ref

GIS Ref

Insp Date 10/14/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	517,700	10500	5,722.	473,300	1,001,500	1,001,500	Year End Roll	12/18/2019
2019	104	FV	387,300	10900	5,722.	502,900	901,100	901,100	Year End Roll	1/3/2019
2018	104	FV	341,300	10900	5,722.	366,800	719,000	719,000	Year End Roll	12/20/2017
2017	104	FV	320,300	10900	5,722.	319,500	650,700	650,700	Year End Roll	1/3/2017
2016	104	FV	320,300	10900	5,722.	272,200	603,400	603,400	Year End	1/4/2016
2015	104	FV	285,900	11200	5,722.	266,200	563,300	563,300	Year End Roll	12/11/2014
2014	104	FV	285,900	11200	5,722.	218,900	516,000	516,000	Year End Roll	12/16/2013
2013	104	FV	297,300	11200	5,722.	208,300	516,800	516,800		12/13/2012

!125!

PRINT

Date	Time
12/10/20	15:59:52

LAST REV

Date	Time
01/17/18	11:06:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 125

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAUGHLIN PHI	64911-255		2/13/2015	Convenience	1	No	No		
MC LAUGHLIN PHI	43281-87		7/14/2004	Family	100	No	No		
MCLAUGHLIN PHIL	31149-171		2/18/2000	Family	1	No	No	4	
CLEMENTS ELIZAB	29881-397		3/5/1999	Convenience	99	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2007	202	Manual	5,000					rebuildf fr decks
7/5/1995	378	Wood Dec	2,800					WDK
7/5/1995	377	Det. Gar	12,000					NEW GARAGE
5/22/1995	285	Demoliti						DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	197	PATRIOT
9/21/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1278
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5722		Sq. Ft.	Site		0	80.	1.03	1									473,328						473,300	

Total AC/HA: 0.13136 | Total SF/SM: 5722 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 473,328 | Spl Credit | Total: 473,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13566136
Const Adj.:	0.99000001
Adj $ / SQ:	191.132
Other Features:	122755
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635908
Depreciation:	118279
Depreciated Total:	517629

COMMENTS

NC = CHK GAR - WIP.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	5	2	
Totals			
2	9	4	

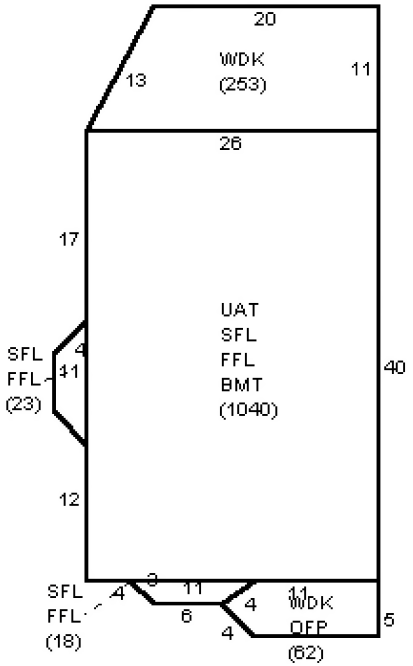
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	191.13
Special Features:	0	Val/Su Net:	134.83
Final Total:	517600	Val/Su SzAd	239.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,081	191.130	206,613
SFL	Second Floor	1,081	191.130	206,613
BMT	Basement	1,040	57.340	59,633
WDK	Deck	315	9.080	2,861
UAT	Upper Attic	260	133.790	34,786
OFP	Open Porch	62	42.680	2,646

Net Sketched Area: 3,839 | Total: 513,152

Size Ad | 2162 | Gross Are | 4619 | FinArea | 2422

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	23X26	A	AV	1998	21.10	T	16.8	104			10,500			10,500

More: N | Total Yard Items: 10,500 | Total Special Featues: | Total: 10,500

IMAGE

AssessPro Patriot Properties, Inc